

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

Number of Sites : (14)

FEES:

P.W.W.M. _____ \$1,872.00
Plus \$10.90 per site in excess of 6 sites _____ \$87.20
P.E.R.A. _____ \$210.00
PRINT \$2,169.20

FOR OFFICIAL USE ONLY:

Agenda Date: 8/19/2016
Tentative No.: T- 22499-7-600
Received Date: 8/19/2016

Concurrency Review Fee (*6.00% of Sub-Total) -- \$130.15 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,299.35 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 14 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- Name of Proposed Subdivision: GUTHOY ESTATES
- Owner's Name: CORAL ROCK VILLAGE, LLC Phone: 786-426-8122
Address: 1395 BRICKELL AVE, SUITE 800 City: MIAMI State: FL Zip Code: 33131
Owner's Email Address: mvaleri@vbintercon.com
- Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101
Address: 9370 SW 72nd STREET, SUITE 102 City: MIAMI State: FL Zip Code: 33173
Surveyor's Email Address: ED@ASOMIAMI.COM
- Folio No(s): 30-7814-000-0140 / _____ / _____
- Legal Description of Parent Tract: THE S1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC.14-57-38
- Street boundaries: SW 187th AVE. AND SW 313th TERRACE
- Present Zoning: RU-1M Zoning Hearing No.: _____
- Proposed use of Property:
Single Family Res.(14 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Sandro Grespan, Manager

BEFORE ME, personally appeared Sandro Grespan this 5th day of August, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5th day of August, 2016 A.D.

Signature of Notary Public: _____

(Print, Type name here: _____)

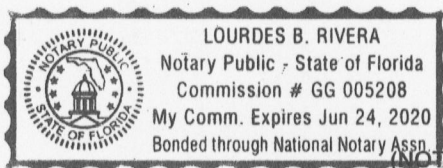
Lourdes B. Rivera

6/24/16

(Commission Expires)

GG005208

(Commission Number)



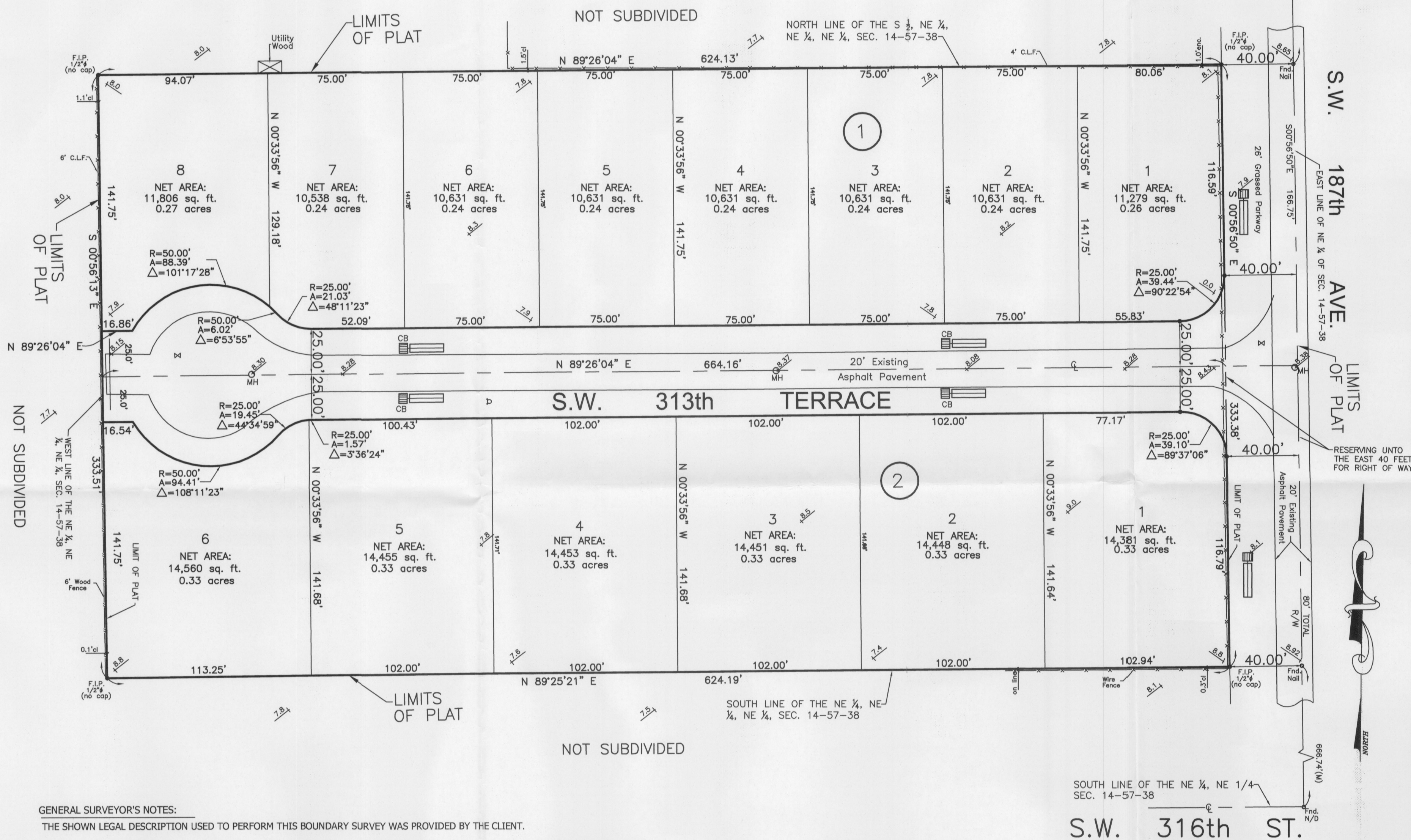
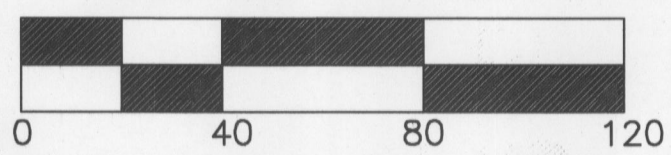
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-22499 - 7 - CORR
NAME: GUTHOY
SEC. 14 TWP. 38 / DIST. 8
ZONING: UNINCORPORATED MIAMI-DADE

TENTATIVE PLAT OF GUTHOY ESTATES

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4, SECTION 14,
TOWNSHIP 37 SOUTH, RANGE 38 EAST, MIAMI - DADE COUNTY, FLORIDA

SCALE: 1" = 40'



GENERAL SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 33-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

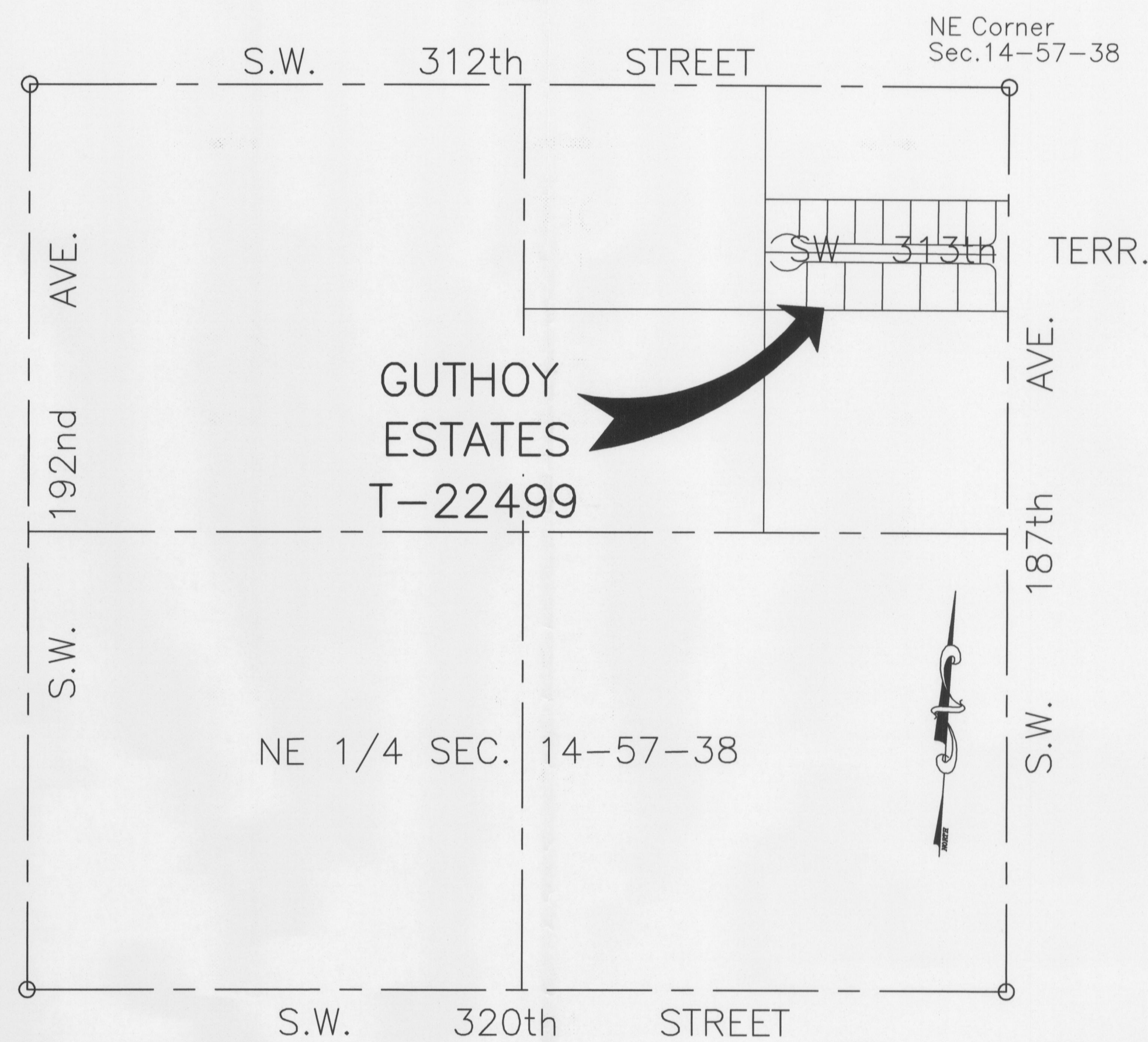
ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH = ASPHALT
B.M. = BENCH MARK
B/COR = BLOCK CORNER
CALC(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CENTER LINE
CH.B.R. = CHORD BEARING
C.L.F. = CHAIN LINK FENCE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS(M) = MEASURED
MH = MANHOLE
M = MONUMENT
M = MONUMENT LINE
NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
CL = CLEAR
CONC = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
Ø = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D/H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.W. = SET WOODEN POLE
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
S. = SECTION LINE

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

LOCATION MAP

SCALE: 1" = 300'



LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 14, TOWNSHIP 37 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 187XX S.W. 313th TERR., MIAMI FLORIDA
JOB NUMBER: 16-825
DATE OF SURVEY: AUG. 26, 2016
FOLIO No. 30-7814-000-0140

SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No.120635-726L, bearing an effective date of September 11, 2009. Base elevation of 9.00.

Land Area of Subject Property 4.777 Acres(+/-)

The Property is Zoned RU-1 (Single Family)

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.0°56'50"W. for the centerline of S.W. 187th AVE. also being the east lint of Sec.14, Township 37S, Range 38E, Miami-Dade County.

Dade County Flood Criteria = 7.5

Number of Lots: Fourteen (14) residential lots

Bench Mark used: BM F-5, Elevation 8.3 at S.W. 187th AVE. & 312th ST.

Proposed use: 14 Single Family Residences in two blocks

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

Ed Pino
PROFESSIONAL LAND SURVEYOR
AND MAPPER No. 6771
STATE OF FLORIDA

DATE: AUG. 26, 2016

NOT VALID UNLESS SEALED WITH AN EMBESSED SURVEYOR SEAL

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

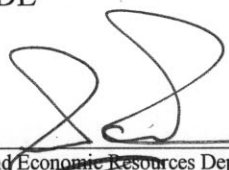
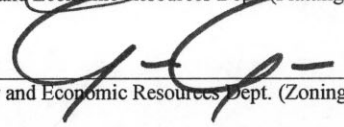
3370 S.W. 72nd STREET, Suite 102
MIAMI, FL 33155
PH: (305) 598-5101
FAX: (305) 598-8627
WWW.ASOMIAMI.COM

TENTATIVE FOR GUTHOY ESTATES

FOR: CORAL ROCK VILLAGE, LLC
SCALE: 1"=40'
DATE: 8/26/16
DRAWN BY: CA
DESIGNED BY: E.P.
CHECKED BY: E.P.
FIELD BOOK No.
PAGE No. 1

ORDER No.
16-825
SHEET No.
1

GUTHOY ESTATES

TENTATIVE PLAT NO. **22499-7-COR.**
 Sec. 14 Twp. 57 Rge. 38
 Municipality: MIAMI-DADE
 Zoned: RU-1
 RECOMMENDS APPROVAL 9-9-16 
 Date, Regulatory and Economic Resources Dept. (Platting)
 RECOMMENDS APPROVAL 9-9-16 
 Date, Regulatory and Economic Resources Dept. (Zoning)

☒ Recommends approval subject to the requirements checked below:

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Concurrency capacity reservation is valid until September 8, 2017 if tentative plat is kept active.

☒ Tentative Plat valid until June 9, 2017
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of 7.5 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.

☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

☒ Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.

☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☒ School Board approval required prior to final plat review.

☒ MDWASD approval required prior to final plat review.

☒ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review.**

☒ Street Lights are required along Section Line roads. Contact Julio Navarro at (305) 592-8925 for details.

☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Processing fee for Permanent Reference Monument Verification.

☒ Water Control Division approval after final plat submittal. (DRER)

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)**